

**IVINS CITY  
PLANNING COMMISSION  
MINUTES  
January 19, 2016  
435-628-0606**

**1) WELCOME AND CALL TO ORDER**

**CHAIRMAN AND COMMISSIONERS:** The meeting was called to order at 05:30 p.m. All present included Commissioner Adel Murphy, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

**Staff Attending:** Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

**Audience:** Claudette Larsen, Jon Graf, as well as others that did not sign in.

**A. Acknowledgement of Quorum-Chairman Jeff Loris was excused.**

**B. Flag Salute-Commissioner Mike Scott.**

**C. Invocation-Commissioner Bryan Pack.**

**D. Disclosures**

**Commissioner Lance Anderson** disclosed that he had an item regarding Indigo Trails on the agenda. No other conflicts.

**2) REPORTS AND PRESENTATION**

**A. Report for Concept Plan for Indigo Trails, 22.24 acres located at approximately 600 W. Hwy 91, Cowichan-Owner, Lance Anderson-Applicant.**

**Kevin Rudd** stated this is the former Bellagio. Indigo Trails is approaching this differently than the former development. They are doing it in two phases. The first phase is on the West side of Highway 91 and proposing this phase as a lot averaging overlay. They have 6-7 lots less than 15000 but they comply with the requirements of 75% minimum lot size and no more than 25% less than that. The property just north of this phase is within sensitive lands will be left as open space. This plan doesn't identify how they will do that yet, but they may create a no-build zone over it. The prior developer was going to dedicate it to Ivins City. If they keep it as part of their lots, a no build zone it is better for them to maintain it rather than the City. **Commissioner Lance Anderson** stated they will not do the lots up at the top and it will be part of the next subdivision as open space. **Kevin Rudd** stated it is the same layout as the former subdivision. The landscape buffer and wall will be a detailed plan that comes in later. The former plan had a trail head and trail across to get up to the petroglyphs. This is an opportunity for the City to get the trail head here. A lot of people illegally trespass now and park and walk up there. The owners just let people do it. Our trail master plan shows it as a future trail head and it would be good planning. On the next phase they will be doing an SEO and they'll need a density bonus. If they do a trail head they should have no problem getting that. It is nice to see homes going in there. **Dale Coulam** stated that it requires an amended Development Agreement. They already have one that runs with the land and it required a right hand turn lane and acceleration lane on Highway 91.

**3) BUSINESS LICENSES -None**

**4) PUBLIC HEARING AND ACTION ITEMS -None**

**5) DISCUSSION AND POTENTIAL ACTION ITEMS**

**A. Discuss Proposed Amendments to Ivins City Subdivision Ordinance.**

**Dale Coulam** stated we were hoping to get Jeff Loris' comments back because Chuck Gillette had rewritten it to make it easier for engineers and developers to follow. Jeff Loris' comment at the last meeting was that his initial glance seemed that it was easier to understand. We have made some minor changes to the beginning. It made reference to the Utah Land Sales Act and we changed that to the Land Use Development Management Act or LUDMA. The amendment includes a definition for a standard subdivision that would not include a density bonus or overlay. If it's purely administrative, no legislative discretion at all, it meets requirements for zoning or it doesn't. For those, there should be no public hearings. But subdivisions with an overlay or a density bonus, the public hearing would be appropriate in those cases. It is a matter of whether Planning Commission or City Council holds the Public Hearing. **Commissioner Lance Anderson** stated then we should see what City Council wants so we don't draft it and then they change it. Can we get a feeling for their thoughts? **Dale Coulam** stated at their next meeting we can raise it on their agenda. Chuck Gillette's changes clarified bond requirements. The language now calls it a bond instead of an improvement guarantee and clarifies that a surety bond is not equal to an improvement bond. It has to be cash or held with the City. Council has not allowed surety bonds. LUDMA now only allows a warranty bond to be 10% instead of 25%. As improvements are put in they can refund all but 10% and that's held for a year as a warranty bond. Otherwise this is mostly process and we are looking to Jeff Loris for input. We don't need as many copies of paper plans and we lessened what we are really requiring people to do. Everything is going electronic so it is easier to make amendments. The table of uses was not on the agenda so we will discuss that next meeting.

**B. Discuss amendment to the Ivins City Zoning Ordinance for a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District.**

**Kevin Rudd** reported what happened since last meeting. They met with Kevin Rudd, Dale Coulam, Chuck Gillette, Jon Graf's consultant, Homer Staves, has an impressive background and is actually going to be sending us information for a draft ordinance. We will start preparing the draft ordinance once we receive that. We will then hold public hearings for the Land Use Amendment, Zone change and zoning text amendments all the same night. Jon Graf stated that Homer Staves gave him two weeks as a deadline but it may be sooner. **Commissioner Mike Scott** inquired if it will be two agenda items or one. **Dale Coulam** stated it would be land use first followed by the zoning, but the Chairman could combine the two public hearings but separate recommendations. **Commissioner Lance Anderson** inquired why we are changing the land use. We are doing a zone change in the Commercial Professional Research District. **Dale Coulam** stated it was sent in as an overlay but we would be hard-pressed to say that it is in the Commercial Professional Research District. This is a cleaner application and it is consistent with the land use map to change the use and then change the text of it. **Commissioner Lance Anderson** stated there is no other commercial professional research in the city. **Dale Coulam** stated it is still the same process. It is just cleaner to call it what it is.

**C. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission January 5, 2016.**

**MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for Planning Commission January 5, 2016.**

**SECOND: Commissioner Mike Scott**

**VOTE: The motion carried.**

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

**6) REPORTS**

**A. Planning Commission**

**B. Chairman**

**C. Building & Zoning Administrator, Kevin Rudd**

**Kevin Rudd** stated we have received applications for the 2nd meeting in February. One is a zone change directly across from Encanto. Allan Layton is the owner 33 acres and Stan Castleton is asking to change that to Resort Commercial, rather than Resort Commercial and low-density residential. Another zone change application is on 800 S and Main Street. It is a ten acre parcel that we recently approved for short-term overlay and they are asking to change to multi-family. The land use is for high-density residential. It will be a busy night.

**D. City Attorney, Dale Coulam**

**Dale Coulam** stated that is another example where you could combine the two public hearings because the comments and issues will be the same. Then you would discuss and make your recommendations separately.

**E. Items to be placed on future agendas**

**7) ADJOURNMENT**

**MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**

**SECOND: Commissioner Mike Scott**

**VOTE: The motion carried.**

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE